

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

June 23, 2005

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone (702) 229-6301 TDD (702) 386-9108 <http://www.lasvegasnevada.gov>

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Michael Mack, Ward 6
City Manager Douglas A. Selby

Commissioners

Todd Nigro, Chairperson
Richard Truesdell, Vice-Chairperson
Byron Goynes
Laura McSwain
Steven Evans
Leo Davenport
David Steinman

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. City of Las Vegas Council Chambers 400 Stewart Avenue Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 S. Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the minutes of the *May 26, 2005* Planning Commission Meeting minutes by reference (____ Vote)

ACTIONS: ALL ACTIONS ON TENTATIVE SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst them, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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ABEYANCE/ WITHDRAWN ITEMS:

ITEMS THAT HAVE BEEN REQUESTED TO BE EITHER HELD IN ABEYANCE TO A FUTURE MEETING OR WITHDRAWN WITHOUT PREJUDICE MAY BE CONSIDERED IN ONE MOTION. ANY PERSON WHO DOES NOT AGREE THAT THE ITEM SHOULD BE HELD OR WITHDRAWN SHOULD REQUEST THE ITEM BE HEARD SEPARATELY.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. ABEYANCE - TMP-6612 - TENTATIVE MAP - CLUB RENAISSANCE - APPLICANT/OWNER: CLUB RENAISSANCE PARTNERS, LLC, ET AL - Request for a Tentative Map FOR A MIXED-USE SUBDIVISION WITH 912 RESIDENTIAL UNITS AND ONE COMMERCIAL UNIT on 1.28 acres adjacent to the southeast corner of Bonneville Avenue and Casino Center Boulevard (APN 139-34-311-058, 059, 060, 061, 062, 063, 064, and 065), C-2 (General Commercial) Zone and C-2 (General Commercial) Zone under Resolution of Intent to R-4 (High Density Residential) Zone, Ward 1 (Tarkanian).
2. TMP-6672 - TENTATIVE MAP - BRENTWOOD COVE - APPLICANT: BECKER REALTY - OWNER: UNICORN BRENT LLC, ET AL - Request for a Tentative Map FOR A 55-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 7.99 acres adjacent to the southwest corner of Brent Lane and Thom Boulevard (APNs 125-12-602-001 and 125-12-601-002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD7 (Residential Planned Development - 7 units per acre) Zone, Ward 6 (Mack).
3. TMP-6701 - TENTATIVE MAP - TENAYA VILLAGE - APPLICANT: SHEA COMMERCIAL - OWNER: TENAYA VILLAGE INVESTORS, LLC - Request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 10.04 acres adjacent to the south side of Azure Drive, approximately 1,250 feet west of Tenaya Way (APNs 125-27-113-003 and 125-27-222-007), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Mack).

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4. **TMP-6702 - TENTATIVE MAP - SPINNAKER VILLAGE IV - APPLICANT: ROYAL CONSTRUCTION - OWNER: PHD ASSETS, L.L.C.** - Request for a Tentative Map FOR A 52-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 5.07 acres adjacent to the northwest corner of Dorrell Lane and Campbell Road (APN 125-20-101-012), T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE PUBLIC HEARING AND NON-PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARING ITEMS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION, A MEMBER OF THE PLANNING COMMISSION OR THE PUBLIC NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF SHOULD REQUEST TO HAVE THIS ITEM REMOVED FROM THIS PART OF THE AGENDA.

5. **MSP-6716 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: PECCOLE NEVADA CORPORATION - OWNER: BANKWEST OF NEVADA, ET AL** - Request for a Master Sign Plan FOR AN APPROVED RETAIL CENTER on a portion of 5.84 acres adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APNs 163-06-101-003 through 005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
6. **VAC-6614 - VACATION - PUBLIC HEARING - APPLICANT: AZTEC ENGINEERING - OWNER: TOWNE VISTAS, LLC** - Petition to Vacate U.S. Government Patent Easements generally located south of Bath Drive, west of Dapple Gray Road alignment Ward 6 (Mack).
7. **VAC-6646 - VACATION - PUBLIC HEARING - APPLICANT: WAGNER HOMES - OWNER: DAY STAR VENTURES, L.L.C.** - Petition to Vacate U.S. Government Patent Easements generally located west of Grand Canyon Drive, north of Farm Road, Ward 6 (Mack).
8. **VAC-6685 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: PICERNE PROVIDENCE, LLC** - Petition to Vacate a U.S. Government Patent Easement generally located north of Deer Springs Way, west of Hualapai Way alignment, Ward 6 (Mack).

6/17/2005 10:28:04 AM

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9. VAC-6725 - VACATION - PUBLIC HEARING - APPLICANT: D.R.HORTON, INC. - OWNER: RANCHO DRIVE LLC - Petition to Vacate a portion of an existing cul-de-sac at the south end of Rebecca Road, south of Rancho Santa Fe Drive, Ward 6 (Mack).

PUBLIC HEARING ITEMS:

10. ABEYANCE - VAR-6681 - VARIANCE - PUBLIC HEARING - APPLICANT: THE APARTMENT COMPANY - OWNER: RANCHO DEL SOL, LLC - Request for a Variance TO ALLOW A REDUCTION OF MINIMUM LOT SIZE, SETBACKS AND DWELLING UNITS PER LOT on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street (APNs 139-26-503-006 and 007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
11. ABEYANCE - WVR-6682 - WAIVER RELATED TO VAR-6681 - PUBLIC HEARING - APPLICANT: THE APARTMENT COMPANY - OWNER: RANCHO DEL SOL, LLC - Request for a Waiver of Title 18.12.105 TO ALLOW A 14-FOOT PRIVATE DRIVE WIDTH WHERE 24 FEET IS THE MINIMUM REQUIRED AND TO ALLOW A PRIVATE DRIVE LENGTH OF 665 FEET WHERE 200 IS THE MAXIMUM ALLOWED; AND A WAIVER OF TITLE 18.12.130 TO ALLOW A PRIVATE DRIVE, WHICH TERMINATES AT A LENGTH OF OVER 150 FEET TO NOT END WITH A CIRCULAR TURN AROUND OR EMERGENCY CRASH GATE on 3.42 acres at 1536 North 22nd Street and 1537 North 23rd Street (APNs 139-26-503-006 and 007), R-3 (Medium Density Residential) Zone, Ward 5 (Weekly).
12. ABEYANCE - SDR-6341 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: LATINOS R US LLC - Request for a Site Development Plan Review FOR A PROPOSED OFFICE AND WAIVERS OF THE PERIMETER, STREET, AND FOUNDATION LANDSCAPE STANDARDS on 0.11 acres located at 1709 South Eastern Avenue (APN 162-01-310-199), P-R (Professional Office and Parking) Zone, Ward 3 (Reese).
13. ABEYANCE - ROC-6399 - REVIEW OF CONDITION - PUBLIC HEARING - APPLICANT: JOHN EDMOND - OWNER: EDMOND TOWN CENTER LLC - Request for a Review of Condition #8 of an approved Site Development Plan Review [Z-0093-93(2)] WHICH REQUIRED A SIX-FOOT WALL ALONG THE SIDE AND REAR PROPERTY LINES at 921-931 West Owens Avenue (APN 139-28-503-024), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).

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14. **ZON-6715 - REZONING - PUBLIC HEARING - APPLICANT: LAS VEGAS POLICE PROTECTIVE ASSOCIATION METRO, INC. - OWNER: CITY OF LAS VEGAS** - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL) on 0.31 acres at 311 North Seventh Street (APN 139-34-512-033), Ward 5 (Weekly).
15. **ZON-6700 - REZONING - PUBLIC HEARING - APPLICANT: PRO WEST CONSTRUCTION - OWNER: IRENE CHAMPO MACHADO 2000 FAMILY TRUST** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), Ward 5 (Weekly).
16. **SDR-6699 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6700 - PUBLIC HEARING - APPLICANT: PRO WEST CONSTRUCTION - OWNER: IRENE CHAMPO MACHADO 2000 FAMILY TRUST** - Request for a Site Development Plan Review FOR A PROPOSED 1,648 SQUARE FOOT PROFESSIONAL OFFICE CONVERSION; WAIVER OF THE MINIMUM LOT WIDTH TO 50 FEET WHERE 60 FEET IS THE MINIMUM REQUIRED; WAIVERS OF THE MINIMUM PERIMETER AND PARKING AREA LANDSCAPING REQUIREMENTS; AND A WAIVER OF THE FOUNDATION LANDSCAPING REQUIREMENTS on 0.16 acres at 620 South Seventh Street (APN 139-34-410-223), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 5 (Weekly).
17. **ZON-6718 - REZONING - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: ELVIRA J. ALVAREZ** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: P-R (PROFESSIONAL OFFICE AND PARKING) on 0.16 acres at 2036 Canosa Avenue (APN 162-02-713-114), Ward 3 (Reese).
18. **SDR-6721 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6718 - PUBLIC HEARING - APPLICANT: TIM C. AYALA - OWNER: ELVIRA J. ALVAREZ** - Request for a Site Development Plan Review FOR A PROPOSED 1,600 SQUARE-FOOT PROFESSIONAL OFFICE CONVERSION AND WAIVERS OF PERIMETER, PARKING LOT AND FOUNDATION LANDSCAPING STANDARDS on 0.16 acres at 2036 Canosa Avenue (APN 162-02-713-114), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone], Ward 3 (Reese).

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19. **ZON-6726 - REZONING - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: HOLLY FERRELL, LLC** - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES), R-1 (SINGLE FAMILY RESIDENTIAL), AND C-1 (LIMITED COMMERCIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 6.88 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APNs 139-20-401-008, 012, 013 and 014), Ward 5 (Weekly).
20. **SDR-6727 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-6726 - PUBLIC HEARING - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: HOLLY FERRELL, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 76-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 6.88 acres adjacent to the southwest corner of Holly Avenue and Ferrell Street (APNs 139-20-401-008, 012, 013 and 014), R-1 (Single Family Residential), R-E (Residence Estates), and C-1 (Limited Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 units per acre) Zone], Ward 5 (Weekly).
21. **WVR-6704 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: U.S. HOME CORPORATION** - Request for a Waiver of Title 18.12.160 TO ALLOW A MINIMUM OF 51 FEET BETWEEN INTERNAL STREET INTERSECTIONS WHERE 125 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED FOR A PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 94.18 acres adjacent to the northwest corner of Hualapai Way and Elkhorn Road (APNs 126-13-410-002, 003; 126-13-810-001 and 002), PD (Planned Development) Zone, Ward 6 (Mack).
22. **VAC-6698 - VACATION RELATED TO WVR-6704 - PUBLIC HEARING - APPLICANT/OWNER: U.S. HOME CORPORATION** - Petition to Vacate U.S. Government Patent Easements generally located east of Shaumber Road and south of Severence Lane; all of Larry McBryde Street between Severance Lane and Elkhorn Road; and various other public road and utility easements located west of Hualapai Way, north of Elkhorn Road, Ward 6 (Mack).
23. **WVR-7115 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC.** - Request for a Waiver of Title 18.12.130 TO ALLOW A PRIVATE DRIVE LENGTH OF 165 FEET WHERE 150 FEET IS THE MAXIMUM ALLOWED AND A WAIVER OF TITLE 18.12.100 TO ALLOW A PRIVATE STREET WIDTH OF 35 FEET WHERE 39 FEET IS THE MINIMUM REQUIRED on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-510-001), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).

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24. SDR-6728 - SITE DEVELOPMENT PLAN REVIEW RELATED TO WVR-7115 - PUBLIC HEARING - APPLICANT/OWNER: KB HOME NEVADA, INC. - Request for a Site Development Plan Review FOR A PROPOSED 323-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL DEVELOPMENT on 20.96 acres adjacent to the southeast corner of Grand Teton Drive and Egan Crest Drive (APN 126-13-510-001), PD (Planned Development) Zone [M (Medium Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Mack).
25. VAR-6730 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JOLENE H. DIAZ - Request for a Variance TO ALLOW A 27-FOOT REAR YARD SETBACK WHERE 30 FEET IS THE MINIMUM SETBACK REQUIRED AND FOR AN EIGHT-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED FOR A PROPOSED ROOM ADDITION on 0.26 acres at 6751 Wild Horse Road (APN 138-11-310-008), R-D (Single Family Residential-Restricted) Zone, Ward 6 (Mack).
26. RQR-6683 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: STEPHEN AND SHARON HABERFELD, ET AL - Required Two-Year Review of an approved Special Use Permit (U-0099-91) WHICH ALLOWED TWO 14-FOOT BY 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGNS at 5001 and 5041 North Rainbow Boulevard (APNs 125-34-712-007 and 009), C-2 (General Commercial) Zone, Ward 6 (Mack).
27. SUP-6708 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNIVERSAL HEALTH SERVICES, INC - OWNER: MYRIAD ENTERPRISES L.P. - Request for a Special Use Permit FOR A PROPOSED 30-BED CONVALESCENT CARE FACILITY at 5460 West Sahara Avenue (APN 163-01-810-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
28. SDR-6707 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-6708 - PUBLIC HEARING - APPLICANT: UNIVERSAL HEALTH SERVICES, INC - OWNER: MYRIAD ENTERPRISES L.P. - Request for a Site Development Plan Review and Waivers of the Perimeter Parking Lot Landscaping and Foundation Landscaping Standards FOR A PROPOSED 30-BED CONVALESCENT CARE FACILITY on 1.28 acres at 5460 West Sahara Avenue (APN 163-01-810-007), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).

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29. SUP-6618 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VEDELAGO PETSCH ARCHITECTS - OWNER: MONTECITO MARKETPLACE, LLC - Request for a Special Use Permit FOR A PROPOSED DRIVE-THRU ON PAD E OF THE MONTECITO MARKETPLACE adjacent to the southeast corner of Durango Drive and Elkhorn Road (APN 125-20-510-008), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use – Town Center) Special Land Use Designation], Ward 6 (Mack).
30. SUP-6649 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: ROBERT CLARK HENRY AND DALYCE M. HENRY - Request for a Special Use Permit FOR A PROPOSED GUEST HOUSE/CASITA ON AN EXISTING LOT HAVING A WIDTH LESS THAN 80 FEET at 1036 Bonita Avenue (APN 162-03-722-023), R-1 (Single Family Residential) Zone, Ward 3 (Reese).
31. SUP-6690 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CINGULAR WIRELESS - OWNER: HAROUN YAMINI, ET AL - Request for a Special Use Permit FOR A PROPOSED 80-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN at 4480 East Charleston Boulevard (APN 140-32-401-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
32. SUP-6713 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CLAUDIO GARCIA - OWNER: JARNAIL JHAWAR - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND A WAIVER OF THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A PARCEL ZONED FOR RESIDENTIAL USE at 3051 East Bonanza Road (APN 139-36-501-001), C-1 (Limited Commercial) Zone, Ward 3 (Reese).
33. SUP-6719 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VINCENT GINN - OWNER: WAI CHUN GINN - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (OFF-PREMISE CONSUMPTION) AND A WAIVER OF THE 400-FOOT DISTANCE SEPARATION REQUIREMENT FROM AN EXISTING SCHOOL AND CHILD CARE FACILITY at 1451 West Owens Avenue (APN 139-28-501-001), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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34. TMP-6625 - TENTATIVE MAP - BATH & CHIEFTAIN - PUBLIC HEARING - APPLICANT: TANEY ENGINEERING - OWNER: ISOLA SALVO, LLC, ET AL - Request for a Tentative Map FOR A 60-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AND A WAIVER OF TITLE 18.12.160 TO ALLOW A MINIMUM OF 82 FEET BETWEEN INTERNAL STREET INTERSECTIONS WHERE 125 FEET IS THE MINIMUM DISTANCE SEPARATION REQUIRED FOR A PROPOSED SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.06 acres adjacent to the southwest corner of Bath Drive and Chieftain Street (APNs 125-19-701-009 and 010), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] under Resolution of Intent to T-C (Town Center) Zone [MLA-TC (Medium-Low Attached Density Residential - Town Center) Special Land Use Designation], Ward 6 (Mack).
35. SDR-6696 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: BANKWEST OF NEVADA - Request for a Site Development Plan Review FOR A PROPOSED 10,617 SQUARE-FOOT FINANCIAL INSTITUTION AND WAIVERS OF BUILDING PLACEMENT AND FOUNDATION LANDSCAPING STANDARDS on 1.33 acres adjacent to the southwest corner of Charleston Boulevard and Hualapai Way (APN 163-06-101-003), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson).
36. SDR-6703 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: DECAR ENTERPRISES, LLC - Request for a Site Development Plan Review FOR A PROPOSED 24-STORY CONDOMINIUM HOTEL WITH ACCESSORY WEDDING CHAPEL AND RETAIL USES AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE AND STEPBACK STANDARDS on 0.62 acres at 1205 Las Vegas Boulevard South (APN 162-03-112-027), C-2 (General Commercial) Zone, Ward 3 (Reese).

DIRECTOR'S BUSINESS:

37. ABEYANCE - TXT-6120 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.040, "R-PD Residential Planned Development District"; Title 19.08.040, "Residential District Development Standards"; and Title 19.20.020, "Words and Terms Defined" to define the Residential Planned Development Standards; and to amend Title 18.10.150 and Title 18.12.120 to add the wording 'private alleys' and Title 18.12.100 to indicate private street widths may be reduced in a R-PD development.

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CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.